



33 Rectory Farm Road
Little Wilbraham, Cambridgeshire CB21 5LB
Guide Price £475,000

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A rare opportunity to purchase a detached bungalow set within some sizeable gardens and positioned within this quintessential village and close proximity to A14 and Cambridge.

The property offers generous size rooms throughout and accommodation includes an entrance hall, living room/dining room, kitchen/breakfast room, utility room and two double bedrooms.

Externally the property offers lovely long and mature front gardens, detached garage and further parking to the rear.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

EPC (E)

Council Tax Band E (South Cambs)

Accommodation Details

Entrance door leading through to:

Entrance Hall

With radiator, glazed double doors leading through to:

Living/Dining Room 21'1" x 11'11" (6.43m x 3.63m)

Triple aspect room with three windows to the side aspect, one window to the front aspect and sliding patio doors leading to rear patio area, feature brick built fireplace to the side, three radiators, door leading through to:

Inner Hall

With doors leading through to bedrooms and bathroom.

Kitchen/Breakfast Room 18'8" x 9'10" (5.69m x 3.00m)

Fitted with a range of eye level and base level storage units with work top surfaces over, built in oven, separate hob with extractor hood over, Aga (not commisioned), space for fridge

freezer, inset sink unit with mixer tap over, tiled splashbacks, tiled flooring, radiator, windows to the front and rear aspects, door leading through to:

Utility 10'5" x 6'6" (3.18m x 1.98m)

With space and plumbing for washing machine, space for tumble dryer, built in storage cupboards, cupboard housing gas fired boiler, window to the front aspect, door to the rear aspect.

Cloakroom

Comprising low level WC and wash basin, airing cupboard, window to the front aspect, radiator.

Bedroom 1 16'1" x 8'11" (4.90m x 2.72m)

With two windows to the side aspect.

Bedroom 2 14'5" x 7'6" (4.39m x 2.29m)

Dual aspect room with windows to the rear and side aspects, radiator.

Bathroom 11'12" x 6'10" (3.35m x 2.08m)

With suite comprising shower enclosure, panel bath, wash hand basin and low level WC, part tiled walls, radiator, window with obscured glass to the rear aspect.

Outside - Front

The property is approached on a shared access driveway leading to a private driveway, front garden laid to lawn and bordered to one side by a brick wall.

Outside - Rear

With ample room for parking, paved patio/seating area, access to:

Garage

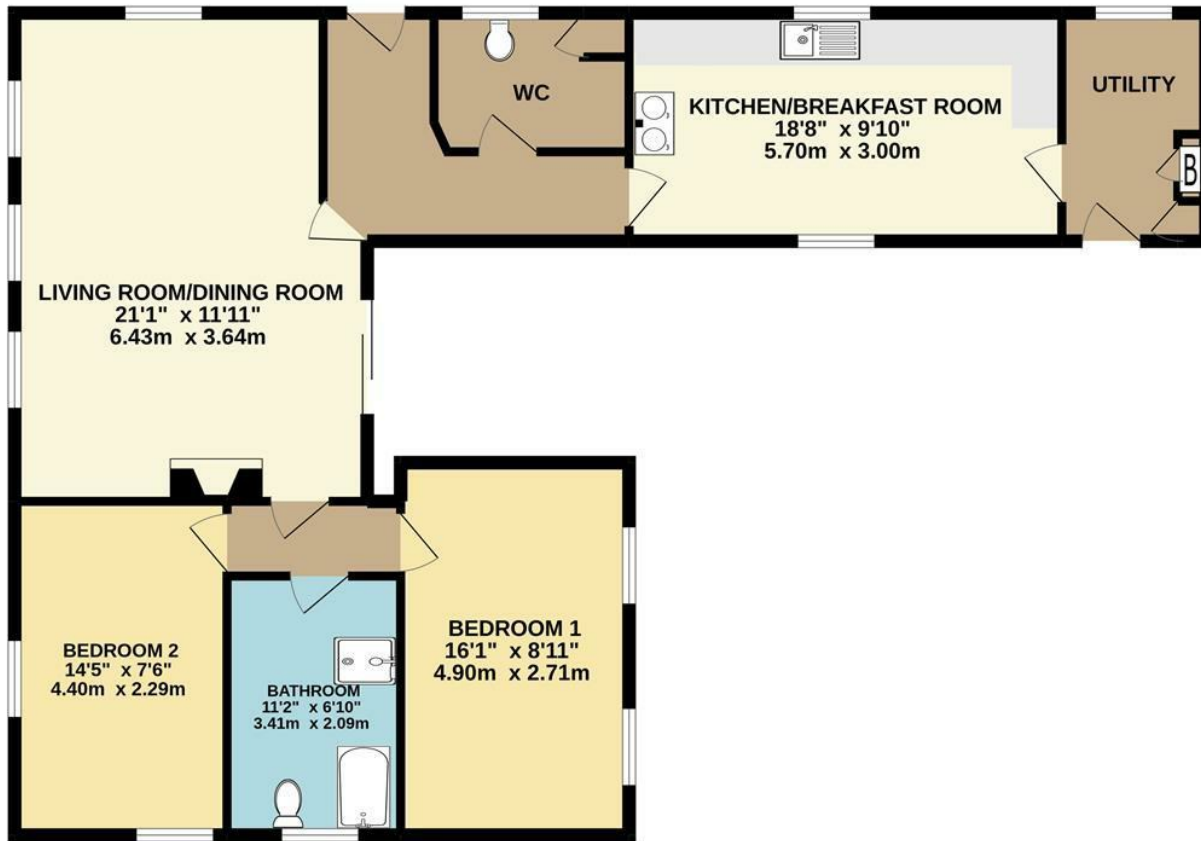
Detached garage with up and over style door, power and lighting.

Agents Note

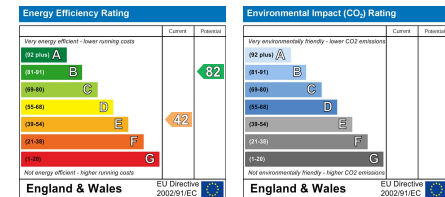
The property is subject to an overage at 30% for 30 years.



GROUND FLOOR



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